



**Oliver  
Minton**  
*Sales & Lettings*

**23 Station Road,  
Puckeridge**

**Herts SG11 1SN**

**Offers In The Region Of £385,000**

**CHAIN FREE:** Featuring a delightful and surprisingly large L-shaped garden, Oliver Minton Village & Rural Homes are pleased to offer this beautifully presented 2 double bedroom Victorian cottage with the perfect combination of character features and contemporary modern quality. Accommodation comprises spacious through lounge/diner with fitted multi-fuel stove, excellent fitted kitchen, double glazed conservatory/sun room, attractive ground floor bathroom and 2 first floor bedrooms with fitted furniture.







### ENTRANCE

Front door. Doorbell with security camera.

### PORCH

Tiled flooring. Door with stained frosted glass to:

### ATTRACTIVE THROUGH LOUNGE/DINING ROOM 6.33 x 3.84 (20'9" x 12'7")

Amtico floor. Fireplace recess housing multi-fuel burning stove. Radiator. Double-glazed window to front. Alarm panel and understairs cupboard housing fuse board and electricity meters. Wooden doors to kitchen and bathroom. Oak staircase leading to first floor. Inset ceiling lights

### EXCELLENT FITTED KITCHEN 3.9 x 2.09 (12'9" x 6'10")

Range of modern fitted wall, base and drawer units with work surfaces incorporating sink unit. Tiled flooring with underfloor heating. Part tiled walls. Integrated kitchen appliances and plumbing for washing machine. Inset ceiling lights. Stable door to:





### **SUN ROOM/CONSERVATORY 3.51 x 2.03 (11'6" x 6'7")**

Tiled flooring with under floor heating. Double-glazed windows with tinted glass roof for cooling purposes. 'Kineticco' water softener.

### **SPACIOUS BATHROOM**

Tiled flooring with underfloor heating. Double-glazed frosted window to rear. Heated towel rail. Freestanding bath. Shower cubicle. Low level flush WC. Sink basin with mixer tap.

### **FIRST FLOOR LANDING**

Doors to spacious bedrooms. Access to boarded loft.



### **BEDROOM ONE 3.8 x 3.76 (12'5" x 12'4")**

Radiator. Double glazed window to rear. Bespoke fitted wardrobes.

### **BEDROOM TWO 2.72 x 2.20 (8'11" x 7'2")**

Radiator. Double glazed window to front. Bespoke fitted wardrobes and storage housing 'Vaillant' combi gas fired boiler.

### **LARGE L-SHAPED REAR GARDEN**

Mature planting throughout. Entertaining areas and hot tub. Security cameras on outbuildings. Feature lighting.

### **AGENTS NOTES**

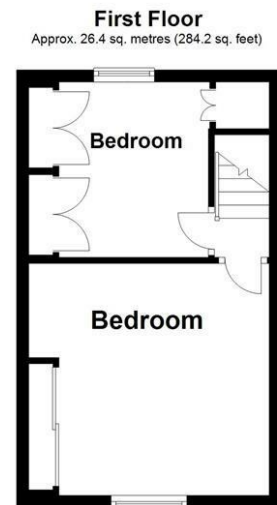
All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



### **MORTGAGE ADVICE**

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



Total area: approx. 75.3 sq. metres (810.5 sq. feet)  
**Station Road**

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**


Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

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| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>87</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>70</b> |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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